



Legislation Text

File #: SPR-06-19-5671, **Version:** 1

Agenda Item Title:

Chick-Fil-A Restaurant building addition and remodel
10090 S. State Street
[Community #9 - South Towne]

Presenter:

Douglas L. Wheelwright

Description/Background:

The applicant, Mr. Logon Vogt, representing Merrick & Company and ST Mall Owners, LLC, is requesting that the Planning Commission review and approve a modified commercial site plan for a building addition and exterior remodeling of the existing Chick-Fil-A restaurant. The Planning Commission is the land use approval body for this action, as designated in the Sandy City Development Code.

The proposal includes a remodel of the exterior to follow a nationwide re-branding of the architecture by adding cloth awnings to the windows, metal awnings over the entry doors and metal canopies to protect employees and customers from direct sunlight and inclement weather while in the drive-up window queues. A 300 square foot addition to the south side of the existing building is also proposed. Because the property is zoned CBD, the site plan must be approved by the Planning Commission. The CBD zone also triggers a requirement that the proposed building be reviewed by the Sandy City Architectural Design Review Committee.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission determine that preliminary site plan review is complete, based on this staff report, and the three findings listed below and subject to the following nine conditions:

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer, Transportation Engineer, Fire Marshal, and the Public Utilities Department Chief Engineer have all preliminarily approved the proposed site plan.
- B. That the proposed building addition and the exterior building and site modifications, as requested by the applicant will improve the operation of the existing restaurant and improve customer and employee comfort and safety.
- C. That the proposed building addition, architectural design, materials and colors, meet the requirements of the Sandy City Architectural Design Standards and have been favorably recommended by the Sandy City Architectural Design Review Committee to the Planning Commission.

CONDITIONS:

- 1. That the developer proceed through the final site plan review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee

completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications determined by the Planning Commission.

2. That the proposed storm water drainage design for the roof and the proposed metal canopy areas be modified to direct all run-off water to be discharged below grade and into the storm water drainage system or into existing landscaped planting beds, as determined by City staff during final site plan review.
3. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
4. All utility boxes shall be screened from view to the extent possible (i.e. transformers, switch gear, telephone, cable TV, etc.) and shall be shown on the site plan and shall be placed underground or moved behind the front setback (minimum of 30 feet from the front property line) and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width, and length and approved by staff.
5. That the architectural design, colors and materials proposed for this development comply with the Sandy City Architectural Design Standards and shall be finalized with staff prior to the issuance of a building permit.
6. That the developer be responsible for the placement of a temporary 6 foot high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
7. That the applicant comply with the Sandy City Noise Ordinance, including working hours during construction.
8. That the applicant comply with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.
9. That all building and site signage must be reviewed separately and meet the Sandy City Development Code provisions for signage.